



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN CONSTRUCTION AND LAND USE**

Application Number: 2206869

Applicant Name: Mark Travers

Address of Proposal: 7417 48th Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into three parcels of land. The proposed parcel sizes are: A) 5,043.2 square feet, B) 5,037 square feet; and C) 6,193.7 square feet. The existing single family residence will remain. The existing accessory detached garage will be removed.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into three parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction

BACKGROUND DATA

Site Description

This 16,273.9 sq. ft. site is zoned Single Family 5000 (SF 5000) and is located one block west of Rainier Avenue South and two lots south of South Fontanelle Street. The lot is developed with a

single family residence on the northeast portion of the site. The site is not located in a mapped critical area. The street is improved with curbs and sidewalks. An alley adjoins the south side of the lot.

Area Development

Development in the vicinity consists primarily of single family residences, duplexes, and triplexes on lots of varying shapes and sizes. The heavy volume of traffic along Rainier Avenue South produces vehicle noise and airborne particulates in the vicinity.

Proposal

The proposal is to short subdivide one platted lot into two lots. Each lot would have the following lot areas: Parcel A – 5,043.2 sq. ft., Parcel B – 5,037 sq. ft.; and Parcel C – 6,193.7 sq. ft. Vehicular access to Parcels A and B would be from 48th Avenue South. Vehicular access to Parcel C would be from a 10 foot wide easement across Parcels A and B. Parcels A and B would each have a standard rectangular shape and Parcel C would have a more square shape.

Comment

Two comment letters were received during the comment period which ended November 27, 2002. Concerns were expressed about existing stormwater runoff, drainage, and flooding and how this will be addressed for this short plat.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. Conformance to the applicable Land Use Code provisions;
2. Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;
3. Adequacy of drainage, water supply, and sanitary sewage disposal;
4. Whether the public use and interests are served by permitting the proposed division of land;
5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;
6. Is designed to maximize the retention of existing trees;

7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

Based on information provided by the applicant, referral comments from the Access and Drainage Section, Water, and Fire Departments, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The proposed parcels would meet minimum lot size requirements with all three parcels having more than the minimum required 5,000 square feet per lot. Each parcel would provide adequate buildable lot area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. Parcels A and B would have vehicular access directly off of 48th Avenue South. Parcel C would have vehicular access from a ten foot wide easement across Parcels A and B. The street in front of the site is improved to the standards of the SF 5000 zone and has curbs and sidewalks. The Fire Department has indicated that the proposal will allow adequate emergency vehicle access to all parcels. In addition, a standard fire hydrant is located approximately 440 ft. from the property line in 48th Avenue South which will provide ready access to a standard gauge and pressure watermain to accommodate adequate fire response to all three Parcels. City Light indicated that the proposed parcels will have adequate access to electrical utilities with the provision of an easement.
3. Drainage, water supply and sanitary sewage disposal issues are as follows:

This area has been separated with the installation of a 2 inch public storm drain (PSD) on the far side of 48th Avenue South. This PSD discharges to a designated receiving water. Plan review requirements will be made at the time of the building permit application in accordance with any applicable stormwater ordinances in effect at that time. If the project is greater than 5000 square feet of new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and 22.802.020, may be required.

There is an existing substandard 4 in. water main in 48th Avenue South.

The existing structure located upon proposed Parcel A is connected by means of a single sidesewer to an 8 inch public sanitary sewer (PSS) located in 48th Avenue South. This mainline was originally installed as a combined sewer, and as such, there are likely to be downspouts and area drains still connected to what is now considered, for purposes of new construction and redevelopment, to be a sanitary sewer. The applicant should contact the drainage and sidesewer counter at the Department of Design Construction and Land Use on the 20th floor of Key Tower, 700 5th Avenue for a sidesewer permit.

4. The purpose of the Single Family 5000 zone is to preserve and maintain the physical character of the single family residential areas in a way that encourages rehabilitation and provides housing opportunities throughout the City for all residents. This short plat will sensitively increase the scale and intensity of development in the neighborhood while also attempting to minimize the impacts on existing character. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection, as well as adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.
5. The proposed subdivision is not located in an environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. There are ten trees along the south property line which range in diameter from 8 to 10 to 12 inches and would not be impacted by the development of two new houses on the two new lots created under this short plat. There are two trees with 12 and 24 inch diameters on Parcel A and on the east side of Parcel B which will be retained. There is a red alder tree with a 6 inch caliper at a point 4 feet above grade located in the development area for Parcel B which may need to be removed for the construction of a house. The one tree proposed to be removed is not considered an exceptional tree. Therefore, the short plat has been designed to maximize the retention of trees.
7. A unit lot subdivision is not proposed so the criterion relating to unit lot subdivisions is not applicable to this short plat.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Submit the recording fee and final recording forms for approval. See changes suggested by the land use technician and reconcile the changes to the technician's satisfaction.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ____ of ____". If necessary, renumber the pages.

3. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
4. Provide an easement for electrical facilities to the satisfaction of Seattle City Light. Added to the plat shall be the following statement: "*An easement is granted to Seattle City Light as shown on page __ of __*".

Conditions of Approval upon Application for Construction Permits

5. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to the construction permit plans.

Signature: _____ (signature on file) Date: March 24, 2003

Malli Anderson
Land Use Planner
Land Use Services

MA:bg

Anderson/doc/2206869d.doc